

URBAN RENEWAL PLAN
WASHINGTON VILLAGE

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URBAN RENEWAL PLAN
WASHINGTON VILLAGE

ORIGINALLY APPROVED BY
THE MAYOR AND CITY COUNCIL OF BALTIMORE

BY ORDINANCE 1128

JUNE 27, 1979

REVISIONS SINCE ORIGINAL APPROVAL BY THE MAYOR AND CITY COUNCIL OF BALTIMORE:

- I. Amendment No. 1, dated October 10, 1988, approved by the Mayor and City Council of Baltimore by Ordinance 230, dated March 3, 1989.
- II. Amendment No. 2, dated October 4, 1999, approved by the Mayor and City Council of Baltimore by Ordinance 578, dated December 6, 1999.
- III. Amendment No. 3, dated June 30, 2002, approved by the Mayor and City Council of Baltimore by Ordinance No. 02-454, dated December 6, 2002.
- IV. Amendment No. 4, dated June 14, 2004, approved by the Mayor and City Council of Baltimore by Ordinance 04-833, dated November 29, 2004.
- V. Amendment No. 5, dated October 17, 2005, approved by the Mayor and City Council of Baltimore by Ordinance 06-199, dated April 11, 2006.
- VI. Amendment No. 6, dated August 13, 2007, approved by the Mayor and City Council of Baltimore by Ordinance 07- 533, dated November 8, 2007.
- VII. Amendment No. 7, dated March 24, 2014, approved by the Mayor and City Council of Baltimore by Ordinance 14-256, dated June 17, 2014.
- VIII. Amendment No. 8, dated November 2, 2020, approved by the Mayor and City Council of Baltimore by Ordinance 20-444, dated December 2, 2020.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

BALTIMORE, MARYLAND

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Exhibits

1. Land Use Plan, dated as revised June 17, 20014
2. Property Acquisition, dated as revised September 27, 2004 *
3. Land Disposition, dated as revised June 29, 2020
4. Zoning Districts, dated as revised June 26, 2014

* *Actual date on map is 1-25-06.*

URBAN RENEWAL PLAN

WASHINGTON VILLAGE

A. PROJECT DESCRIPTION

1. Boundary Description

Beginning for the same at the intersection of the north side of W. Lombard Street and the west side of Scott Street; thence binding on the north side of W. Lombard Street easterly to intersect the center line of Martin Luther King Jr. Boulevard; thence binding on the center line of Martin Luther King Jr. Boulevard southeasterly to intersect an extended straight line of the northwestern right-of-way line of Russell Street; thence binding on said straight line and the northwestern right-of-way line of Russell Street southwesterly to intersect the north side of W. Hamburg Street; thence binding on the north side of W. Hamburg Street northwesterly to intersect the west side of S. Paca Street; thence binding on the west side of S. Paca Street southwesterly to intersect the north side of W. Ostend Street; thence binding on the north side of W. Ostend Street northwesterly to intersect the west side of Scott Street; thence binding on the west side of Scott Street northerly to intersect the northeastern boundary of Lot 62, Block 820; thence binding on the northeastern boundary of said Lot 62, Block 820 northwesterly to intersect the southeast side of Wicomico Street; thence binding on the southeast side of Wicomico Street northeasterly to intersect the extension of the southwest side of Foundry Court; thence binding on the extension of Foundry Court and the southwest side of Foundry Court northwesterly to intersect the southeast side of the first ten foot alley; thence binding on the southeast side of said alley southwesterly to intersect the northeast side of W. Ostend Street; thence binding on the northeast side of W. Ostend Street northwesterly to intersect the northwest side of Nanticoke Street; thence binding on the northwest side of Nanticoke Street southwesterly, crossing S. Carey St. to intersect the southwest side of the first 15 foot alley; thence binding on the southwest side of said 15 foot alley northwesterly to intersect the southeast side of Cleveland Street; thence binding on the southeast side of Cleveland Street southwesterly to intersect the northeast side of Bayard Street; thence binding on the northeast side of Bayard Street northwesterly to intersect the northwest side of Carroll Street; thence binding on the northwest side of Carroll Street southwesterly to intersect the southwest side of Bush Street; thence binding on the southwest side of Bush Street northwesterly to intersect the northwest side of Washington Boulevard; thence binding on the northwest side of Washington Boulevard northeasterly to intersect the southwest side of Bayard Street; thence binding on the southwest side of Bayard Street northwesterly, crossing Herkimer Street, and continuing northwesterly along the southwest side of the former bed of Bayard Street, to intersect the south side of Ohio Avenue; thence binding on the south side of Ohio Avenue northeasterly to intersect the southwest side of S. Carey Street; thence binding on the southwest side of S. Carey Street northwesterly to intersect the west side of S. Carey Street; thence binding on the west side of S. Carey Street northerly to intersect the north side of W. Pratt Street; thence binding on the north side of W. Pratt Street easterly to intersect the eastern property line of Lot 1, Block 254; thence binding on the eastern property line of said Lot 1, Block 254 northerly to intersect the south side of Lemmon Street; thence binding on the south side of Lemmon Street easterly to intersect the extension of the eastern property line of Lot 45, Block 254; thence binding on said extension and the eastern property line of said Lot 45, Block 254 northerly to intersect the northern property line of Lot 50/51, Block 254; thence binding on the northern property line of said Lot 50/51, Block 254 easterly to intersect the west side of Scott Street; thence binding on the west side of Scott Street northerly to the point of beginning.

2. Objectives and Reasons for the Various Provisions of this Plan

The objectives of the Washington Village Urban Renewal Plan (hereinafter referred to as “Renewal Plan”) as determined by the Mayor and City Council of Baltimore (hereinafter referred to as “City”), acting by and through the Department of Housing and Community Development (hereinafter referred to as “Department”) and the Commissioner thereof (hereinafter referred to as “Commissioner”) are as follows:

- a. To establish a positive and identifiable image for the Washington Village/Mount Clare Area and to promote historic and architectural preservation.
 - b. To provide homeownership opportunities for diverse economic groups.
 - c. To provide for the development of Residential, Community Business, Institutional, Public and Industrial land uses.
 - d. To support development which provides the maximum feasible opportunity for the training and employment of community residents.
 - e. To provide for neighborhood commercial revitalization through the establishment of design and rehabilitation standards.
 - f. To bring about a general physical improvement in the area by coordinated public improvements such as:
 - (1) street and utility improvements;
 - (2) public open space;
 - (3) a gateway design establishing Washington Boulevard as the entrance to the community;
 - (4) the addition of trees lining Washington Boulevard to enhance neighborhood design; and;
 - (5) the implementation of design standards for new and existing structures.
 - g. To eliminate blight and deterioration by establishing regulations, repairing salvageable structures, and through clearance and redevelopment.
 - h. To propose district changes to the Zoning Code of Baltimore City that are appropriate to the Land Use Plan.
 - i. To establish a plan review process to insure reasonable standards and controls for neighborhood design and development that will result in sound design compatible with surrounding, existing land uses and the Renewal Plan objectives.
3. Properties Formerly in the Mt. Clare Urban Renewal Plan

The provisions of the Renewal Plan will now govern properties formerly part of the Mt. Clare Urban Renewal Area. These properties are listed in Appendix C.

B. LAND USE PLAN

Only the use categories shown on the Land Use Plan, Exhibit 1, are permitted within the project area. These are Residential, Community Business, Institutional, Public and Industrial. Accessory uses including landscaping, off-street parking and loading are permitted. In addition, certain uses, for the most part mixed uses, are permitted to continue subject to the provisions governing non-conforming and non-complying uses set forth below.

1. Residential

Residential uses are those permitted under the R-8 and R-9 categories of the Zoning Code of Baltimore City. The Zoning Districts map, Exhibit 4, indicates the applicable zoning districts.

2. Community Business

In the area designated Community Business on the Land Use Plan, uses are limited to those uses permitted under the B-2 category of the Zoning Code of Baltimore City except for:

- Apartment Hotels
- Bail Bond Offices
- Blood Donor Centers
- Carry-out Food Shops – 24 Hour (except as a Conditional Use with BMZA approval)
- Check Cashing Agencies
- Clubs and Lodges: Private Nonprofit
- Liquor Stores: Package Goods
- Novelty Shops (except as a Conditional Use with BMZA approval)
- Variety Stores (except as a Conditional Use with BMZA approval)
- Video Movies: Sales and Rentals (except as a Conditional Use with BMZA approval)

In the area designated as Community Business on the Land Use Plan, conditional uses are limited to those conditional uses permitted under the B-2 category of the Zoning Code of Baltimore City except for:

- Automobile Accessory Stores – including related repair and installation services
- Clubs and Lodges: Private
- Community Correction Centers
- Firearm Sales – when in a business establishment permitted in a Business District
- Garages, Other Than Accessory, for storage, repair and servicing of motor vehicles not over 1-1/2 tons capacity – but not including body repair, painting, or engine rebuilding
- Gasoline Service Stations
- Homes for the Rehabilitation of Non-Bedridden Alcoholics and for the Care and Custody of Homeless Persons
- Massage Salons
- Parole and Probation Field Offices
- Pawnshops
- Pool Halls and Billiard Parlors
- Restaurants: Drive-in
- Substance Abuse Treatment Centers.

3. Planned Unit Development

Only those uses permitted under the Mt. Clare Junction Shopping Center Planned Unit Development Ordinance 86-711, and a Planned Unit Development Ordinance for the property known as 701 Washington Boulevard approved by the Mayor and City Council, are allowed. To the extent there exists any conflict between the provisions of this Renewal Plan and the standards and controls of any Planned Unit Development legislation approved by the Mayor and City Council, the standards and controls of the Planned Unit Development, including, without limitation, those affecting use, signage, and bulk regulations, control.

4. Institutional

In the area designated as Institutional on the Land Use Plan, the use of the property is for a museum and only those uses deemed to be accessory to a museum are permitted.

5. Public

In the area designated Public on the Land Use Plan, uses are limited to parks, playgrounds, plazas, and malls, active and passive recreation, schools and related educational facilities, neighborhood centers, public offices, libraries, fire houses, parking, and other public facilities.

6. Industrial

In the area designated Industrial on the Land Use Plan, uses are limited to those permitted under the M-1 and M-2 categories of the Zoning Code of Baltimore City, except for:

- Abrasives – Manufacturing
- Acids – Manufacturing
- Ammonia – Manufacturing
- Asbestos Products – Manufacturing
- Atomic Reactors
- Automobile Service Stations
- Boiler Works
- Coal – Distillation
- Coal Yards
- Flammable Liquids – Manufacturing and Storage
- Glue and Sizing – Manufacturing
- Insecticides – Manufacturing
- Packing Houses
- Stables for Horses
- Waste Disposal.

7. Nonconforming Use

A lawfully existing use of a building or other structure or of land that does not conform to the applicable use regulations of the Zoning Code of Baltimore City may be continued as a “Nonconforming Use” only as provided in Title 13 of the Zoning Code. A lawfully existing use of a building or other structure or of land that does not comply with the land use regulations of this Plan is allowed to continue for an indefinite period of time.

8. Noncomplying Structure

A lawfully existing structure that does not comply with the bulk regulations of the Zoning Code of Baltimore City may be continued as a “Noncomplying Structure” only as provided in Title 13 of the Zoning Code. Noncomplying structures are regulated by Title 13 of the Zoning Code of Baltimore City.

C. TECHNIQUES USED TO ACHIEVE PLAN OBJECTIVES

1. Acquisition

a. Purposes for Acquiring Properties within the Project Area

Properties designated for acquisition on the Property Acquisition map, Exhibit 2, will be acquired either for clearance and redevelopment, for rehabilitation, or for public facilities.

b. Conditions Under Which Properties Not Designated for Acquisition May be Acquired

(1) Non-Salvable and Non-Compliance with Provisions

It may be necessary to acquire by purchase or by condemnation for urban renewal purposes the fee simple interest or any lesser interest in and to the properties or portions of them in the Project Area not specifically designated in the Renewal Plan, as may be deemed necessary and proper by the Commissioner to effect the proper implementation of the Renewal Plan. This may include:

- (a) any property in the Project Area containing a non-salvable structure, i.e., a structure that, in the opinion of the Commissioner, cannot be economically rehabilitated.
- (b) any property the owner of which is unable or unwilling to comply or conform to the Codes and Ordinances of Baltimore City within 12 months from the date of written notice of the required improvements. The Department, after due consideration that the property owner has failed to achieve substantial conformity with the Codes and Ordinances of Baltimore City, may acquire that property pursuant to the Eminent Domain Law of this State as if the property had originally been planned for acquisition after 90 days' written notice to the owner. The Department reserves the right to acquire any such noncomplying property for a period of 2 years from the date of the written notice by the Department.

(2) Rehabilitation by the Department or Others

It may be necessary to acquire by purchase or condemnation the fee simple interest, or any lesser interest in and to such of the remaining properties not specifically designated for acquisition on the Property Acquisition map in order to carry out rehabilitation by the Department or for resale.

These properties are being acquired because:

- (a) it is necessary to make structures available for use for low- and moderate-income families; or

- (b) rehabilitation on a structure-by-structure basis is infeasible, and assemblage of a group of properties is required to carry out the objectives in the Renewal Plan; or
 - (c) rehabilitation of individual, scattered properties is necessary in order to remove blighting influences from otherwise sound residential blocks.
- c. Actions to be followed by the Department Upon Acquisition of Properties

Upon the acquisition of the properties, the Department will either:

 - (1) sell or lease the property subject to rehabilitation in conformance with the codes and ordinances of Baltimore City and the Design and Rehabilitation Standards in the Renewal Plan; or
 - (2) rehabilitate the property in conformance with the codes and ordinances of Baltimore City and the Design and Rehabilitation Standards in the Renewal Plan and dispose of property in accordance with applicable regulations. If sale cannot be consummated by the time rehabilitation is accomplished, property may be rented pending continuing sale efforts.
 - (3) If, after 9 months the Department is unable to sell, lease, or rehabilitate the property, it may demolish the structure or structures and dispose of the land for redevelopment uses in accordance with the Renewal Plan. Prior to demolition of B-2-3 zoned properties, the Department must determine that the structure or structures are not listed, nor eligible for listing as historic. The Department may wish to consult with the Commission on Historical and Architectural Preservation in such cases.

2. Relocation

- a. The Department assures that before individuals or families are displaced from their dwelling units due to the requirements of the Renewal Plan, standard housing within the displacees' financial means must be provided. Residents living within the Project Area, if displaced through the requirements of the Renewal Plan, must be given a priority by the Department to any housing within the Project Area over which the Department has direct control.
- b. The Department assures that before firms or individual businesses are displaced from their present location of operation due to the requirements of the Renewal Plan, standard commercial structures within the displacees' financial means, in or near the Project Area, may be identified. Businesses displaced because of the requirements of the Renewal Plan must be given favorable consideration, but not necessarily priority, by the Department in the review of commercial redevelopment proposals.

3. Demolition

All applications for demolition permits must be submitted to the Department for review and approval. Upon finding that the proposed demolition of B-2-3 zoned properties is consistent with the objectives of the Renewal Plan, the Commissioner must ensure that the proposed demolition will not adversely affect a listed, eligible, or potentially eligible historic property.

If the Department renders a Finding of No Adverse Affect, the Commissioner must authorize the issuance of the necessary permit. If the Commissioner finds that the proposal is inconsistent with the objectives of the Renewal Plan and denies the issuance of the permit, the Commissioner must, within 90 days of the denial, seek approval of the Board of Estimates to acquire for and on behalf of the City the property, in whole or in part, on which the demolition was to have occurred by purchase, lease, condemnation, gift or other legal means for the renovation, rehabilitation and disposition of it. In the event that the Board of Estimates does not authorize the acquisition, the Commissioner must, without delay, issue the demolition permit.

- a. Within 30 days of commencement of demolition, all debris must be removed, and the lot graded and seeded.
- b. Immediately following lot clean-up, a lot left vacant by the removal of the principal structure must be treated as follows:
 - (1) the street frontage of a mid-block vacant lot must be screened by a durable masonry wall or solid wood fence with a minimum height of 48 inches; and
 - (2) a corner lot must be provided with landscape treatments. Landscape treatment encompasses the planting of any, all or a combination of the following: trees, shrubs, ground cover, grass and flowers. The amount of landscape treatment should be determined by the adjacent uses and conditions. All screening and landscaping must be maintained by the property owner in good condition.
- c. All vacant lots and fencing must be well maintained by the property owner and be free of trash and debris.

4. Review of Development

a. Department Review

The Department specifically reserves the right to review and approve the plans and specifications for development or rehabilitation with respect to their conformance with the provisions of the Renewal Plan and in order to achieve harmonious development of the Project Area. The Department also reserves the right to refuse to approve any drawing, plan, or specification that are not suitable or desirable, in its opinion, for aesthetic or functional reasons; and in reviewing the drawing, plan, and specification, it has the right to take into consideration, but is not limited to, the suitability of the site plan, architectural treatment, building plans, elevations, materials and color, construction details, access, parking, loading, landscaping, identification signs, exterior lighting, refuse collection details, streets, sidewalks and the harmony of the plans with the surroundings.

The Department will fully utilize the Design Advisory Panel and the Site Plan Review Committee to work with developers in the achievement of high quality site, building, and landscape design.

b. Review of Plans for New Construction, Exterior Rehabilitation, or Change in Use

All plans for new construction (including parking lots), rehabilitation, or change in use of any property not to be acquired under the provisions of the Renewal Plan must be submitted to the Department for review. The plans will then be forwarded to the Department of Planning for review as to compliance with the Renewal Plan. Upon finding that the proposed plans are consistent with the objectives and requirements of the Renewal Plan, the Commissioner will authorize the processing of the plans for issuance of a building permit. The provisions of this section are in addition to and not in lieu of all other applicable laws and ordinances relating to new construction.

c. Community Review

1. The Commissioner must submit to the Southwest Community Council, or its successor or its assignee, for its review and comment, the plans for development or rehabilitation on any property not to be acquired. The Southwest Community Council, or its successor or assignee, must advise the Department of its recommendations regarding the acceptability and/or priority of all plans and proposals. The written comments must be transmitted to the Department no later than 4 weeks after the proposals and/or plans have been submitted to the Southwest Community Council, or its successor or its assignee; otherwise, it is presumed that the proposals and/or plans are acceptable. The Commissioner retains the final authority to approve or disapprove all plans and to grant or withhold development priorities, disposing of redevelopment land through procedures established by the Department.
2. There is a Community Review Panel for the B-2-3 zoned properties, called the “Commercial District Review Panel”, herein referred to as the “Review Panel” to expedite the review and approval of rehabilitation plans and permits, and to provide local technical assistance to property owners and merchants within the Community Business Areas zoned B-2-3. The Review Panel must adopt by-laws within 6 months of its establishment. The Review Panel is composed of the following members:
 - Business owners located in the Community Business Area (B-2-3) (3 persons); and
 - The Executive Director of the local Commercial Revitalization Program or “Main Street” organization or its successor (1 person); and
 - Official members of the local Commercial Revitalization Program or “Main Street” organization or its successor (2 persons); and
 - Community Association representatives who are residents in the Urban Renewal Area and nominated by the Southwest Community Council or its successor (3 persons); and
 - The Department acting through the Baltimore Development Corporation’s Division of Commercial Revitalization (1 non-voting person).

- a. It shall be the responsibility of the Department acting through the Baltimore Development Corporation's Division of Commercial Revitalization to supervise that part of this Renewal Plan dealing with permits, design, code enforcement and inspection, and considering in its decision-making the recommendations of the Review Panel.

The property owner must obtain all other applicable permits and approvals in addition to those required by this Renewal Plan.

- b. The role of the Review Panel is as follows:
 - (1) One or more members of the Panel or its designee will meet with applicants, if requested, to review the provisions of the Renewal Plan prior to the applicant seeking approval from the Department.
 - (2) The Review Panel or its designee will provide written recommendations to the Department on all significant permit applications within the B-2-3 Zoning Districts that propose any changes governed by the Design and Rehabilitation Standards (Appendix B of this Renewal Plan).
 - (3) The Review Panel must meet as often as required in order to provide review services within 15 working days from the date of receipt.
 - (4) The Review Panel or its designee, if requested, will review applications for extensions to the compliance period for owners of occupied buildings and all waiver requests.
 - (5) The Review Panel or its designee will assist the Department in the identification and correction of violations of this Renewal Plan.
 - (6) The Review Panel or its designee will publish an annual report of its activities for the previous year and make recommendations for improving and implementation of this Renewal Plan.
 - (7) If the Review Panel fails to carry out its duties, the Commissioner may take over its duties following 30 days' notice to the Review Panel, the Southwest Community Council and the local Commercial Revitalization Program or "Main Street" organization or their successors.

5. Zoning

All appropriate provisions of the Zoning Code of Baltimore City apply to properties in the Washington Village Urban Renewal Area. Any change in the Zoning Code embodied in the Renewal Plan and designated on Exhibit 4, Zoning Districts, must be approved by ordinance in accordance with the procedural requirements of the Zoning Code and Article 66-B of the Annotated Code of Maryland.

D. DURATION OF PROVISIONS AND REQUIREMENTS

The Washington Village Urban Renewal Plan, as it may be amended from time to time, remains in full force and effect for a period of 40 years from the date the Renewal Plan is last amended by the Mayor and City Council of Baltimore.

E. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Department must submit to the Southwest Community Council, or the Commercial District Review Panel as appropriate, or their successors, for review and comment, all proposed amendments to the Renewal Plan no later than the time the proposed amendments are submitted to the Director of the Department of Planning. The Southwest Community Council, or the Commercial District Review Panel, can provide the Department with the names and addresses of local civic organizations within the Project Area that are directly or indirectly affected by the proposed changes so that the Department can fully solicit written comments and recommendations. The Department and the above mentioned organizations will make every effort to contact business and property owners in the B-2-3 zoned Districts if proposed amendments will affect the B-2-3 Districts. All written comments and recommendations from this review must be submitted to the Department no later than 4 weeks after they have been submitted to the Southwest Community Council, or the Commercial District Review Panel, or their successors; otherwise, it is presumed the proposed changes are satisfactory. Prior to passage of any ordinance amending the Renewal Plan, a public hearing must be held. The Southwest Community Council, the Commercial District Review Panel and all affected civic organizations within the Project Area, or their successors, must receive, at least 10 days prior to the hearing, written notice of the time and place of the hearing. With respect to any land in the Project Area previously disposed of by the City for use in accordance with the Renewal Plan, the then owner of the land whose interests in the Renewal Plan are materially affected by the changes must receive at least 10 days prior to the hearing written notice of the time and place of the hearing and information as to where a copy of the proposed amendments may be inspected.

F. VIOLATIONS

Any person that violates any of the provisions of the Ordinance approving the Renewal Plan is subject to a fine not exceeding \$500, and each day's violation constitutes a separate offense.

G. SEPARABILITY

In the event it is judicially determined that any word, phrase, clause, sentence, paragraph, section or part in or of the Renewal Plan or the application of it to any person or circumstances is invalid, the remaining provisions and the application of the provisions to other persons or circumstances are not affected, it being declared that the remaining provisions of the Renewal Plan without the word, phrase, clause, sentence, paragraph, section or part, or the application of it, so held invalid, would have been adopted and approved.

APPENDIX A

LAND DISPOSITION CONTROLS

Disposition lots and structures to have been rehabilitated that were included prior to Amendment No. 3, but which have subsequently been disposed of to a redeveloper, have been deleted from this Renewal Plan. The specific controls for these lots, as contained in previous amendments and in individual Disposition Agreements, are nonetheless still in effect.

Land and property interests acquired by the Mayor and City Council within the Project Area will be disposed of by sale, lease, conveyance, or transfer or other means available to the City, in accordance with the Land Disposition Map, Exhibit 3. The parcels shown on Exhibit 3 are schematic and approximate. The Department has the right, in its discretion, to fix their precise boundaries and size. For purposes of disposition, the parcels or lots, as shown on Exhibit 3, may be subdivided or combined.

1. Provisions Applicable to All Land and Property Acquired for Disposition

The following regulations, controls, and restrictions will be implemented where applicable by covenants, or other provisions in the agreements for land disposition and instruments of conveyance executed pursuant thereto:

a. General Provisions

- (1) Structures shown to be rehabilitated on Exhibit 3 must comply with the requirements of Appendix B, Design and Rehabilitation Standards, at a minimum.
- (2) No noxious trade or activity may be carried on within the Project Area, nor may anything be done therein which may be or become an annoyance or a nuisance to the Project Area by reason of unsightliness or the excessive emissions of odors, dust, fumes, smoke, noise, glare or heat.

2. Community Review

The Department must submit to the Southwest Community Council, or its successor or assignee, for review and comment within 30 days, the form and content of all significant proposals to redevelop land to be disposed of and the preliminary and proposed final construction plans for each disposition lot or structure to be rehabilitated as designated in the Renewal Plan. The Department must submit to the Commercial District Review Panel, or its successor or assignee, for review and comment within 30 days, the form and content of all proposals to rehabilitate structures or to redevelop land to be disposed of within the B-2-3 Zoning Districts and the preliminary and proposed final construction plans for each disposition lot or structure to be rehabilitated as designated in the Renewal Plan.

APPENDIX B

DESIGN AND REHABILITATION STANDARDS

Over and above the codes and ordinances of the City of Baltimore, the following additional standards are applied to all properties within the Washington Village Urban Renewal Area whether occupied or vacant.

If a building is listed in the National Register of Historic Places or the Maryland Historic Sites Inventory, or as historic by the Commission on Historic and Architectural Preservation of the City of Baltimore, the Secretary of the Interior's Standards for the Rehabilitation and Guidelines for Rehabilitating Historic Buildings shall also be followed.

The Department must be responsible for interpreting these Design and Rehabilitation Standards in all areas of the Washington Village Urban Renewal Area; however, in the B-2-3 Zoning Districts, the Commercial District Review Panel, or its successor, must have input into this interpretation.

1. Windows

- a. Windows not in the front of the building must be kept properly repaired or, with Fire Department approval, may be closed, in which case sills, lintels and frames must be removed and the opening properly closed to match the material, design and finish of the adjacent wall.
- b. All windows must be tight-fitting within the rough opening, and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins must be replaced. All broken and missing windows and glass blocks must be replaced with glass. All exposed wood must be repaired and painted.
- c. Window openings in upper floors of buildings facing streets must not be filled or boarded up. Windows in unused areas of the upper floors may be backed by a solid surface on the inside of the glass. Window glass must not be painted.
- d. Replacement windows in upper floors facing streets must fit tightly within the rough opening. Blocking down, blocking up, or narrowing the width of the window sash or frame is not permitted.
- e. Shutters may not be added to windows unless they were historically located on the building.

2. Building Fronts and Sides Abutting Street

- a. All defective structural and decorative elements of building fronts and sides abutting streets must be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of that building. All damaged, sagging or otherwise deteriorated storefronts, display windows, transom windows, or entrances must be repaired or replaced to match as closely as possible the original materials and construction of the storefront.
- b. All cornices, upper story windows and all other portions of a building containing wood trim must be made structurally sound. Rotten or weakened portions must be removed and repaired or replaced in wood or substitute material approved by the Department, or if the building is located in the B-2-3 Zoning Districts, by the Commercial District Review Panel, or its successor. All exposed wood must be painted for protection.
- c. Adjoining buildings used by the same occupant must be rehabilitated in a harmonious manner. Each building must be rehabilitated and repaired with materials and in a manner consistent with the original materials and construction techniques where technically and economically feasible.

- d. All exterior front or side walls which have not been wholly or partially resurfaced or built over must be repaired and cleaned or painted in a workmanlike manner. Brick walls must be painted where necessary. Painted masonry walls must have loose material removed and be painted a single color except for trim which may be another color. Patched walls must match the existing adjacent surfaces as to materials, texture, color, bond and joining.
- e. Masonry walls must be treated in the following manner:
 - (1) Natural stone must be cleaned and mortar joints pointed where necessary. Unpainted stone façades must not be painted without approval by the Department, or if the building is located in the B-2-3 Zoning Districts, by the Commercial District Review Panel, or its successor.
 - (2) Unpainted brick may be cleaned using water or steam at not more than 600 PSI, or in the case paint (*sic!*), by chemical treatments approved by the Department, or if the building is located in the B-2-3 Zoning Districts, by the appropriate agency/ panel noted above, or its successor.
 - (3) Painted brick may be repainted after all loose material has been removed. Repainted brick walls must use only one color.
 - (4) Existing formstone applied over brick may be removed and the brick cleaned and painted if necessary; or existing formstone may be painted in a manner approved by the Department or, if the building is located in the B-2-3 Zoning Districts, by the appropriate agency/ panel noted above, or its successor.
- f. Dormer windows on roofs sloping toward Washington Boulevard must be treated in accordance with the same criteria as building fronts.
- g. Sloping roofs visible from a public right-of-way must be repaired or replaced in historically accurate material if technically and economically feasible. Rolled roofing must not be permitted on sloped roofs visible from the public right-of-way.
- h. Existing miscellaneous elements on the building fronts, such as empty electrical or other conduits, unused sign brackets, etc. must be removed and the building repaired as necessary.
- i. Metal gutters and downspouts must be repaired or replaced as necessary and must be neatly located and securely installed. Gutters and downspouts must be factory painted to harmonize with the other building front colors.

3. Rear and Side Walls

- a. Rear and side walls must be repaired and painted to present a neat and fresh appearance. Rear walls must be painted to cover evenly all miscellaneous patched and filled areas or be covered in stucco to present an even and uniform appearance.
- b. Side and rear walls, where visible from a public right-of-way, must be finished or painted so as to harmonize with the front of the building. This finish may include faux brick, stucco, or paint. It may not be siding of wood, plastic, or metal materials. Murals may be painted on side walls in the B-2-3 zone if approved by the Commercial District Review Panel. Unpainted brick side walls visible from a public right-of-way must be clean, but must remain unpainted.

4. Storefronts

A storefront, as part of the building façade, is defined to include:

Generally, the first floor building face, display window(s) and the entrance leading to the door; plus the door, sidelights, transoms, awnings and other sun protection devices, security grilles, display platform, devices including lighting and signing designed to be viewed from the public right-of-way and/or the area visible to the public prior to entering the interior portion of the structure.

- a. Display windows, transoms, entrances, signs, lighting, awnings and other sun protection devices, security grilles, and other elements of the storefront must be compatible, harmonious and consistent with the original scale and character of the structure. All storefront elements must be located within 13 feet of grade unless there is clear historic evidence that storefront elements existed more than 13 feet above grade. Any alterations to the façade/ storefront must be approved by the agency/ panel noted above.
- b. Security grilles are allowed provided they allow visibility into the storefront or windows when closed. Enclosures and housing for security grilles must be as inconspicuous as possible and compatible with other elements of the façade. Installing security grilles on the interior is preferred. Metal enclosures must be painted to match trim unless they are incorporated in the sign or cornice structure. All exposed portions of the grille and enclosure which are normally painted and all portions which require painting to preserve, protect or renovate the surface must be painted. All grilles protecting entrances and show windows must be constructed so they can be opened or removed and must be opened or removed during the normal business hours of that business. No solid rolling doors or grilles are permitted.
- c. No permanent security bars may be attached to the interior or exterior of storefronts except those approved by the Commercial District Review Panel.
- d. No temporary or permanent sign affixed or placed against the inside or outside surfaces of a display window may exceed 15% of the area of total glass areas of the storefront. No temporary sign will be affixed or placed against the inside or outside surfaces of transom windows or doors. Temporary signs must be removed within 30 days and may not be replaced by other temporary signs.
- e. Solid or permanently enclosed storefronts, display windows or transom windows are not permitted.

5. Signs

- a. All lighting and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches, and panel boxes must be concealed from view as much as possible.
- b. Flat signs must be placed in the signboard area parallel to the building face and may not project more than 12" from the surface of the building and must not exceed in area three times the width in feet of the frontage of the building. In the case of corner properties, each façade is to be calculated separately as to size allowed for each. Flat signs may be placed no higher than 2 inches below the sill of the bottom of the second story window where windows exist or 13 feet above grade level, whichever is lower. Signs shall be permitted at rear entrance doors but shall not exceed six square feet in size, except where authorized by the Department of Housing and Community Development, or if the building is located in the B-2-3 Zoning Districts by the appropriate agency/ panel noted above, or its successor.
- c. One projecting sign is permitted for each building provided it is perpendicular to the building face. No projecting sign may exceed 6 square feet in area and may be placed no higher than the bottom of the second story window(s), where they exist, or 13 feet above grade level - whichever is lower. No portion of a projecting sign may be lower than 8 feet above grade. No portion of a projecting sign may project more than 5 feet in front of the building's façade.
- d. Painted signs or signs constructed of separate factory manufactured letters on building surfaces are permitted in accordance with the above limits for flat signs.

- e. Non-illuminated identification signs for upper floor uses may not exceed 3 square feet in area and may not project more than 1 inch beyond the surface of the buildings, nor may they be placed higher than 13 feet above grade level.
 - f. Roof top signs, signs above the parapet of a building, billboards, or outdoor advertising signs painted or mounted on structures other than billboards are not permitted.
 - g. Painted or inlaid signs on first floor awnings are permitted on valance portions only. Awning lettering may not exceed 8 inches in height.
 - h. Flashing or moving signs other than barber poles are not permitted.
 - i. Internally illuminated signs are not permitted.
 - j. Neon signs, no longer than 3 x 1-1/2 feet, may be displayed inside display or transom windows only. A maximum of 1 neon sign per business is permitted. The use of non-neon is not permitted.
 - k. Future minor privilege permits for signs may be issued only for those signs meeting project design criteria.
 - l. No billboards larger than 60 square feet are permitted. No expiring lease for those billboards may be renewed.
 - m. No private signs are permitted except as provided in the Renewal Plan or as otherwise authorized by the Department for temporary purposes not exceeding 30 days.
 - n. No new freestanding or pole signs are allowed.
6. Parking and Loading Facilities
- a. All off street parking and loading facilities must be effectively screened. Screening must consist of a masonry wall not less than 4 feet in height; in lieu of the wall, a compact evergreen hedge of not less than 4 feet in height at the time of original planting may be used.
 - b. Screening, landscaping and paving must be maintained in good condition and must be designed and placed so as not to obstruct vehicle site (*sic!*) distances at entrances and exits.
 - c. All off street parking and loading facilities are to be illuminated.
7. Awnings
- a. Retractable or fixed awnings are permitted over storefronts, and where historically accurate, over upper floor windows.
 - b. Awnings may be of canvas duck or acrylic fabric only. Awnings must be flame resistant and meet ASTM E-84-00A.
 - c. Awnings must not project more than 7 feet from the building front and must otherwise conform with the provisions of City Ordinances.
 - d. Awnings over storefronts must terminate against the building at a height not to exceed 13 feet above the pavement, or 1 inch below the second floor window sill, whichever is lower.
 - e. Awnings over upper floor windows must fit within and conform to the shape of the rough opening.

8. Roofs

- a. Chimneys, elevator penthouses or any other auxiliary structures on the roofs must be repaired and cleaned as required for rear and side walls. Any construction visible from the street or from other buildings must be finished so as to be harmonious with other visible buildings walls.
- b. Any new mechanical equipment placed on a roof must be so located as to be hidden from view from the primary streets, and to be as inconspicuous as possible from other public rights-of-way. New mechanical equipment must be screened with suitable elements of a permanent nature, finished so as to harmonize with the rest of the building. Where such screening is unfeasible, equipment must be installed in a neat, presentable manner, and must be painted in such a manner as to minimize its visibility.
- c. Television, radio and telecommunications antennae (including satellite dishes) must be located so as to be as inconspicuous as possible from public rights-of-way.
- d. Roofs must be kept free of trash, debris, or any other element that is not a permanent part of the building or a functioning element of its mechanical, television, radio, telecommunication, or electrical system.
- e. Roof decks may be constructed provided they adhere to building and zoning codes and they are positioned in a way so as not to be visible from across the front street at the property line.

9. Auxiliary Structures

Structures at the rears of buildings (attached or unattached) must be properly maintained or demolished.

10. Rear Yards

Where a rear yard exists or is created through the demolition of structures, the owner must condition the open area in one of two ways as outlined below.

a. Enclosure of Yards

A rear yard may be enclosed along side and rear property lines by a masonry wall or wood fencing, provided that it is well constructed and maintained.

b. Provision of Parking Area

A rear yard or unimproved lot may be used as a parking area providing that it is properly paved, illuminated and screened. A sign not exceeding 6 square feet may be used to identify and control parking and loading for commercial properties only. The property owner is responsible for maintenance of the parking area in a neat and clean manner. For other parking area standards, see 6. Parking and Loading Facilities above.

APPENDIX C

PROPERTIES FORMERLY IN THE MOUNT CLARE URBAN RENEWAL AREA

801 South Carey Street	908 Ryan Street
1425 West Ostend Street	910 Ryan Street
837/889 West Pratt Street	912 Ryan Street
Old Poppleton Street Right-of-Way	914 Ryan Street
901 West Pratt Street	916 Ryan Street
920 Ramsay Street	918 Ryan Street
1001 West Pratt Street	920 Ryan Street
1021 West Pratt Street	922 Ryan Street
1101 West Pratt Street	903 Ryan Street
1201 West Pratt Street	905 Ryan Street
1100 James Street	907 Ryan Street
901 McHenry Street	911 Ryan Street
903 McHenry Street	913 Ryan Street
905 McHenry Street	915 Ryan Street
907 McHenry Street	917 Ryan Street
909 McHenry Street	919 Ryan Street
911 McHenry Street	921 Ryan Street
913 McHenry Street	311/313 South Poppleton Street
915 McHenry Street	309 South Poppleton Street
917 McHenry Street	307 South Poppleton Street
919 McHenry Street	305 South Poppleton Street
921 McHenry Street	303 South Poppleton Street
923 McHenry Street	855 McHenry Street
925 McHenry Street	853 McHenry Street
918 Ramsay Street	851 McHenry Street
916 Ramsay Street	849 McHenry Street
914 Ramsay Street	847 McHenry Street
912 Ramsay Street	845 McHenry Street
910 Ramsay Street	843 McHenry Street
908 Ramsay Street	841 McHenry Street
906 Ramsay Street	839 McHenry Street
904 Ramsay Street	837 McHenry Street
902 Ramsay Street	835 McHenry Street
900 Ramsay Street	831/835 West Pratt Street
338/340 South Poppleton Street	East side Parkin Street, 290 feet 10 inches south of West Pratt Street
336 South Poppleton Street	200 Scott Street
334 South Poppleton Street	202 Scott Street
332 South Poppleton Street	204 Scott Street
330 South Poppleton Street	206 Scott Street
328 South Poppleton Street	208 Scott Street
326 South Poppleton Street	210 Scott Street
324 South Poppleton Street	212 Scott Street
322 South Poppleton Street	214 Scott Street
320 South Poppleton Street	216 Scott Street
318 South Poppleton Street	218 Scott Street
316 South Poppleton Street	220 Scott Street
314 South Poppleton Street	222 Scott Street
312 South Poppleton Street	224 Scott Street
310 South Poppleton Street	226 Scott Street
308 South Poppleton Street	228 Scott Street
306 South Poppleton Street	201 Roundhouse Court
304 South Poppleton Street	203 Roundhouse Court
302 South Poppleton Street	205 Roundhouse Court
902 Ryan Street	207 Roundhouse Court
906 Ryan Street	

209 Roundhouse Court
211 Roundhouse Court
213 Roundhouse Court
215 Roundhouse Court
217 Roundhouse Court
219 Roundhouse Court
221 Roundhouse Court
223 Roundhouse Court
225 Roundhouse Court
227 Roundhouse Court
229 Roundhouse Court
200 Roundhouse Court
202 Roundhouse Court
204 Roundhouse Court
206 Roundhouse Court
208 Roundhouse Court
210 Roundhouse Court
212 Roundhouse Court
214 Roundhouse Court
216 Roundhouse Court
218 Roundhouse Court
220 Roundhouse Court
222 Roundhouse Court
224 Roundhouse Court
226 Roundhouse Court
228 Roundhouse Court
Roundhouse Court Right-of-Way
1100 Sargeant Street
1309 West Cross Street
1307 West Cross Street
1305 West Cross Street
1303 West Cross Street
1301 West Cross Street
1185 James Street
1183/1181 James Street
1101 James Street
1103 James Street
1105 James Street
1107 James Street
1109 James Street
1418/1420 South Carey Street
1412/1416 South Carey Street
801 West Cross Street
1232/1234 Scott Street
1236 Scott Street
1238/1240 West Ostend Street
802 West Ostend Street
804 West Ostend Street
806 West Ostend Street
808 Ramsay Street
901 Ramsay Street
903 Ramsay Street
905 Ramsay Street
907 Ramsay Street
909 Ramsay Street
911 Ramsay Street
913 Ramsay Street

915 Ramsay Street
917 Ramsay Street
919 Ramsay Street
921 Ramsay Street
923 Ramsay Street
925 Ramsay Street
927 Ramsay Street
929 West Cross Street
1310/1326 South Poppleton Street
408 South Poppleton Street
406 South Poppleton Street
404 South Poppleton Street
402 Clifford Street

APPENDIX D

THE FOLLOWING PROPERTIES ARE RECOMMENDED TO BE CHANGED, BY SEPARATE ORDINANCE, FROM THE RESIDENTIAL LAND USE DISTRICT TO THE COMMUNITY BUSINESS LAND USE DISTRICT:

829 CLIFFORD AVENUE	841 WASHINGTON BOULEVARD
833 CLIFFORD AVENUE	842 WASHINGTON BOULEVARD
835 CLIFFORD AVENUE	843 WASHINGTON BOULEVARD
875-877 CLIFFORD AVENUE	844 WASHINGTON BOULEVARD
881-887 CLIFFORD AVENUE	845 WASHINGTON BOULEVARD
419 SOUTH POPPLETON STREET	847 WASHINGTON BOULEVARD
421 SOUTH POPPLETON STREET	849 WASHINGTON BOULEVARD
844 REINHARDT STREET	851 WASHINGTON BOULEVARD
846 REINHARDT STREET	853 WASHINGTON BOULEVARD
848 REINHARDT STREET	855 WASHINGTON BOULEVARD
850 REINHARDT STREET	857 WASHINGTON BOULEVARD
852 REINHARDT STREET	858 WASHINGTON BOULEVARD
806 WASHINGTON BOULEVARD	859-861 WASHINGTON BOULEVARD
808 WASHINGTON BOULEVARD	860 WASHINGTON BOULEVARD
809 WASHINGTON BOULEVARD	862 WASHINGTON BOULEVARD
810 WASHINGTON BOULEVARD	864 WASHINGTON BOULEVARD
811 WASHINGTON BOULEVARD	866 WASHINGTON BOULEVARD
812 WASHINGTON BOULEVARD	868 WASHINGTON BOULEVARD
813 WASHINGTON BOULEVARD	870 WASHINGTON BOULEVARD
814 WASHINGTON BOULEVARD	872 WASHINGTON BOULEVARD
815 WASHINGTON BOULEVARD	874-876 WASHINGTON BOULEVARD
816 WASHINGTON BOULEVARD	878 WASHINGTON BOULEVARD
817 WASHINGTON BOULEVARD	880 WASHINGTON BOULEVARD
818 WASHINGTON BOULEVARD	882 WASHINGTON BOULEVARD
819 WASHINGTON BOULEVARD	884 WASHINGTON BOULEVARD
820 WASHINGTON BOULEVARD	886 WASHINGTON BOULEVARD
821 WASHINGTON BOULEVARD	888 WASHINGTON BOULEVARD
822 WASHINGTON BOULEVARD	901 WASHINGTON BOULEVARD
823 WASHINGTON BOULEVARD	903 WASHINGTON BOULEVARD
824 WASHINGTON BOULEVARD	905 WASHINGTON BOULEVARD
826 WASHINGTON BOULEVARD	907 WASHINGTON BOULEVARD
827 WASHINGTON BOULEVARD	909 WASHINGTON BOULEVARD
828 WASHINGTON BOULEVARD	911 WASHINGTON BOULEVARD
829 WASHINGTON BOULEVARD	913 WASHINGTON BOULEVARD
830 WASHINGTON BOULEVARD	915 WASHINGTON BOULEVARD
831 WASHINGTON BOULEVARD	917 WASHINGTON BOULEVARD
832 WASHINGTON BOULEVARD	919 WASHINGTON BOULEVARD
833-835 WASHINGTON BOULEVARD	921 WASHINGTON BOULEVARD
834 WASHINGTON BOULEVARD	923 WASHINGTON BOULEVARD
836 WASHINGTON BOULEVARD	
837 WASHINGTON BOULEVARD	
838 WASHINGTON BOULEVARD	
839 WASHINGTON BOULEVARD	
840 WASHINGTON BOULEVARD	

APPENDIX E

THE FOLLOWING PROPERTIES ARE RECOMMENDED TO BE CHANGED, BY SEPARATE ORDINANCE, FROM THE R-8 ZONING DISTRICT TO THE B-2-3 ZONING DISTRICT:

829 CLIFFORD AVENUE	838 WASHINGTON BOULEVARD
833 CLIFFORD AVENUE	839 WASHINGTON BOULEVARD
835 CLIFFORD AVENUE	840 WASHINGTON BOULEVARD
875-877 CLIFFORD AVENUE	841 WASHINGTON BOULEVARD
881-887 CLIFFORD AVENUE	842 WASHINGTON BOULEVARD
419 SOUTH POPPLETON STREET	843 WASHINGTON BOULEVARD
421 SOUTH POPPLETON STREET	844 WASHINGTON BOULEVARD
844 REINHARDT STREET	845 WASHINGTON BOULEVARD
846 REINHARDT STREET	846-856 WASHINGTON BOULEVARD
848 REINHARDT STREET	847 WASHINGTON BOULEVARD
850 REINHARDT STREET	849 WASHINGTON BOULEVARD
852 REINHARDT STREET	851 WASHINGTON BOULEVARD
806 WASHINGTON BOULEVARD	853 WASHINGTON BOULEVARD
808 WASHINGTON BOULEVARD	855 WASHINGTON BOULEVARD
809 WASHINGTON BOULEVARD	857 WASHINGTON BOULEVARD
810 WASHINGTON BOULEVARD	858 WASHINGTON BOULEVARD
811 WASHINGTON BOULEVARD	859-861 WASHINGTON BOULEVARD
812 WASHINGTON BOULEVARD	860 WASHINGTON BOULEVARD
813 WASHINGTON BOULEVARD	862 WASHINGTON BOULEVARD
814 WASHINGTON BOULEVARD	864 WASHINGTON BOULEVARD
815 WASHINGTON BOULEVARD	866 WASHINGTON BOULEVARD
816 WASHINGTON BOULEVARD	868 WASHINGTON BOULEVARD
817 WASHINGTON BOULEVARD	870 WASHINGTON BOULEVARD
818 WASHINGTON BOULEVARD	872 WASHINGTON BOULEVARD
819 WASHINGTON BOULEVARD	874-876 WASHINGTON BOULEVARD
820 WASHINGTON BOULEVARD	878 WASHINGTON BOULEVARD
821 WASHINGTON BOULEVARD	880 WASHINGTON BOULEVARD
822 WASHINGTON BOULEVARD	882 WASHINGTON BOULEVARD
823 WASHINGTON BOULEVARD	884 WASHINGTON BOULEVARD
824 WASHINGTON BOULEVARD	886 WASHINGTON BOULEVARD
826 WASHINGTON BOULEVARD	888 WASHINGTON BOULEVARD
827 WASHINGTON BOULEVARD	901 WASHINGTON BOULEVARD
828 WASHINGTON BOULEVARD	903 WASHINGTON BOULEVARD
829 WASHINGTON BOULEVARD	905 WASHINGTON BOULEVARD
830 WASHINGTON BOULEVARD	907 WASHINGTON BOULEVARD
831 WASHINGTON BOULEVARD	909 WASHINGTON BOULEVARD
832 WASHINGTON BOULEVARD	911 WASHINGTON BOULEVARD
833-835 WASHINGTON BOULEVARD	913 WASHINGTON BOULEVARD
834 WASHINGTON BOULEVARD	915 WASHINGTON BOULEVARD
836 WASHINGTON BOULEVARD	917 WASHINGTON BOULEVARD
837 WASHINGTON BOULEVARD	919 WASHINGTON BOULEVARD

EXHIBIT 1: Land Use Plan

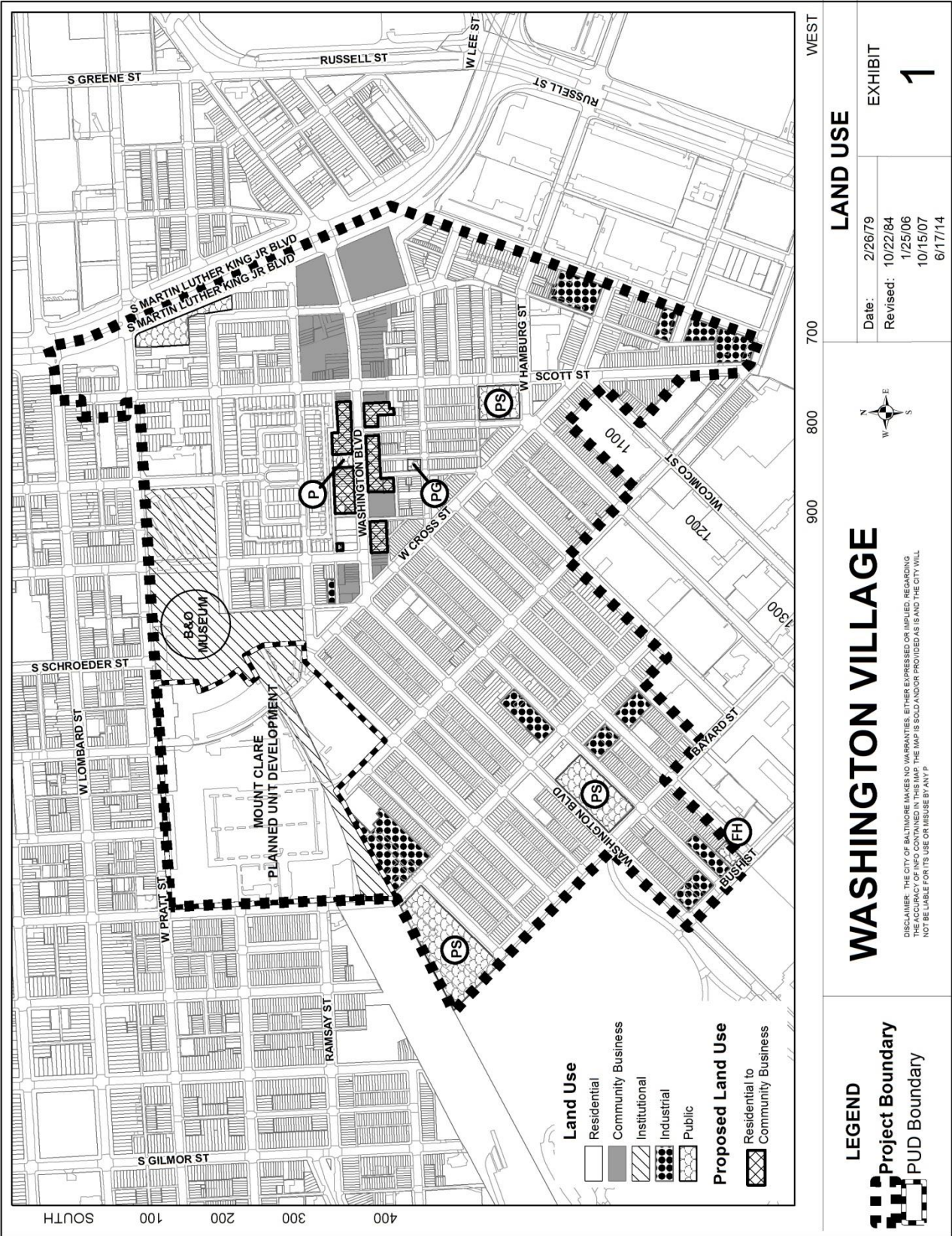
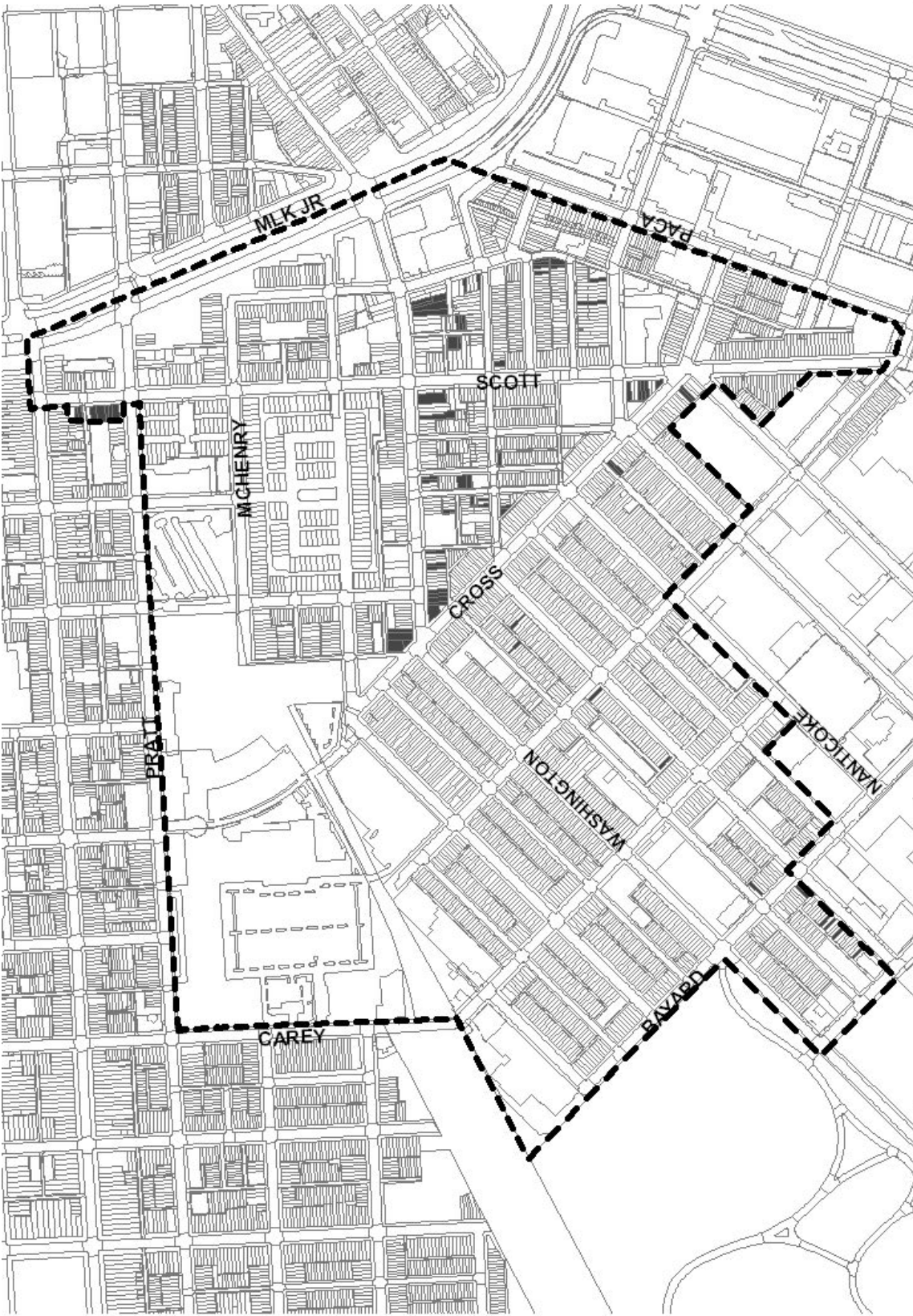


EXHIBIT 2: Property Acquisition



**LEGEND**
Project Area Boundary
Acquisition Lots

Washington Village



ACQUISITION	
Date:	2-26-79
Revised:	09-27-04
	1-25-06

EXHIBIT
2

EXHIBIT 3: Land Disposition

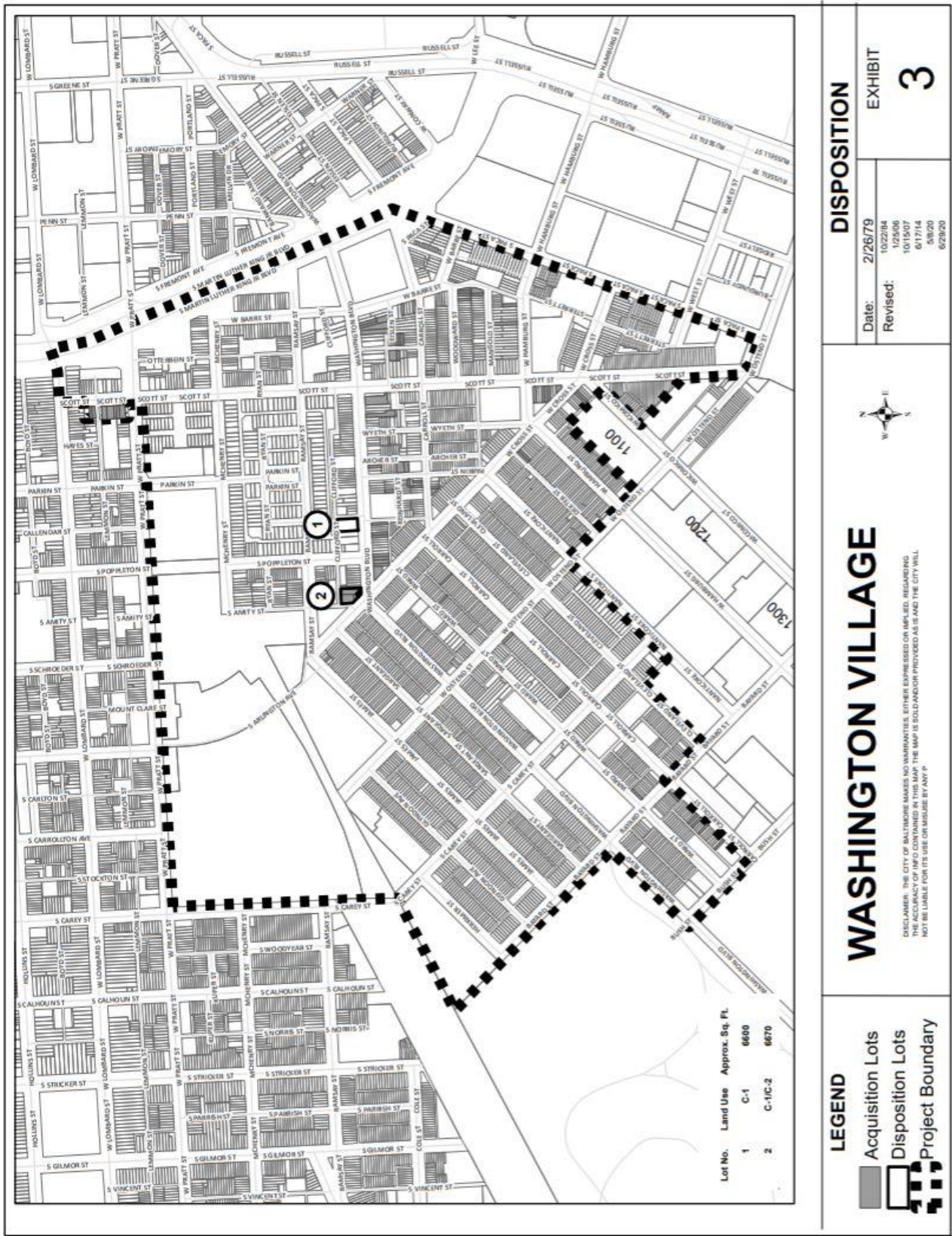


EXHIBIT 4: Zoning Districts

